2871014 Cambia State	4			Sean P St Sean Steve Macd Phone: http://www	sented by: EVENS P ns and Associa onald Realty 604-782-0821 w.seanstevens.ca	ates			Macdo Realt	
and the control of the period of the peri	Active 82871014					EET		R		_
Sold Detc: If new,GST/HST in:2: No Original Price: \$1,699,90 Approx. Year Built: 2024 Approx. Year Built: 2024 Approx. Year Built: 2024 Image: State Stat	Board: V			C	Cambie				\$1,699,90	
Mass. Type: Feet Bedrooms: 2 Approx. Year Built: 2024 Frontage(feet): 54.50 Full Baths: 2 Zoning: RT-5 Orontage(mets): 16.01 Full Baths: 2 Zoning: RT-5 Orontage(mets): 16.01 Full Baths: 2 Zoning: RT-5 Orontage(mets): 16.01 Full Baths: 1 Gross Taxes: \$0.00 Sq. footage: 8,031.00 Full Baths: 1 Gross Taxes: \$0.00 Sq. footage: 8,031.00 Full Baths: 1 Gross Taxes: \$0.00 Vew: No : No : Pointage(meth): No : Pointage(meth): No : Tou:: Tou:	ownhouse			3843	5Y 1Y7	If now CCT/		<u> </u>	1.5. 44	
Fontage(feet): 54.50 Bathrooms: 3 Age: 0 Fontage(metes): 16.61 Full Baths: 1 Consort avers: \$0.00 Fontage(metes): 16.61 Full Baths: 1 Consort avers: \$0.00 Fontage(metes): 16.61 Full Baths: 1 Consort avers: \$0.00 Fontage(metes): 10.61 No PLD:: 100-169-054 Tax Inc. Utilities?: No First Nation Sever Type: City/Municipal Water Supply: City/Municipal Yeter: No Sever Type: City/Municipal Water Supply: City/Municipal Dest: Yeter: Sever Type: City/Municipal Water Supply: City/Municipal Dest: Yeter: Filde Parking: Correcte Parking: Dest: Yeter: Total Parking: Dest: Yeter: Filde Parking: Ital Parking: Correcte Parking: Dest: Yeter: Dest: Yeter: Filde Parking: Ital Parking: Ital Parking: Ital Parking: Ital Parking: Ital Parking: Dest: Storty:				ALL	Feet			5		
Find age(metres): 16.61 Full Baths: 2 Zoning: RT-5 Depth / Size (ft.): 147.37 Half Baths: 1 Gross Taxes: \$0.00 Sq. Footage: 8,031.00 Foor Tax Year: Gross Taxes: \$0.00 Sq. Footage: 8,031.00 P.D.D.: 800-169-054 Tax Inc. Utilities?: No Tour: Complex / Stade(: Columbia Residences Tour: Tour: Tour: Services Connect: Community, Electricity, Natural Gas, Sanitary Sewer, Storn Sewer, Wats Sewer Type: City/Municipal Water Supply: City/Municipal Dark Supply: City/Municipal Year: No P.Correte Perlimeter Total Parking: Open namit: 2 Dist. to School Bus: 1 Title 10.01 Property Disc: Year: First Name: Year: First Name: Property Disc: Yea Property Disc: Yea Total Parking: Open namit: 2 Dist. to School Bus: 1 Title in Dark Supply: City/Municipal View of fireplaces: Rain Streplaces: Rain Streplaces: Fireplaces: Yea Property Disc: Yea Yea Fireplaces: Yea Supply: City/Municipal Widtor Area: Parking Access: Rain Streplaces Yea Supply: City/Mu			125 11		54.50	Bathrooms:	3		A. I Cal Duile.	
Sq. Footage: B, 031.00 P.L.D.: 800-169-054 Tax Inc. Utilities?: No For Tax Year; For Tax Year; Tour: Complex / Subdix: Columbia Residences First Nation Services Connect: Community, Electricity, Natural Gas, Sanitary Sewer, Xorm Sewer, Wat Services Connect: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wat Services Connect: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wat Services Connect: Particity City/Municipal Wear: Supply: City/Municipal Water City/Supply: City/Municipal Water City/Supply: City/Municipal Water City/Supply: City/Municipal Water City/Supply: City/Municipal Water City/Supply: City/Municipal Water City/Supply: City/Municipal Water Supply: City/Municipal Water Supply: City/Supply: City/Municipal Water Supply: City/Supply: City/Supp	<u>.</u>			Frontage(metre	es): 16.61	Full Baths:	2	-	j:	RT-5
Final Plain: No P.I.D.: 800-169-054 Tax Inc. Utilities?: No View: No P.I.D.: 800-169-054 Tax Inc. Utilities?: No View: No P.I.D.: 800-169-054 Tax Inc. Utilities?: No View: No Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wal Sewer Type: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wal Sewer Type: City/Municipal Water Supply: City/Municipal Of Fileplaces: R.I. Fireplaces: Rain Screent Parking: Open Dist. to School Bus: 1 Property Disc: Yes Full Property Disc: Yes Full Property Disc: Yes Property Disc: Yes Full Hetred Water: Yes Full Property Disc: Yes Property Disc: Yes Property Disc: Yes Full Hetred Water: Yes Full Property Disc: Yes				Depth / Size (ft	t.): 147.37	Half Baths:	1	Gross	Taxes:	\$0.00
View: No : Tour: View: No : Tour: View: City/Municipal View: City/Municipal Services Connet: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wais Services Connet: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wais Services Connet: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wais Services Connet: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wais Services Connet: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wais Services Connet: Concrete Perimeter Property Disc: City/Municipal Dist. to Dubit Transit: Concrete Perimeter Property Disc: Yea Property Disc: Yea Fitting: Natural Gas, Radiant RL: Plumbing: Property Disc: Yea Fitting: Natural Gas, Radiant RL: Plumbing: Pitting: Fitting: Second: Asphalt Pitting: Cortains: Internet wood Second: Asphalt Bitt:				1000	•					
Complex / Subdiv: Columbia Residences First Nation Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Wate Supply: City/Municipal Viel of Home: 2 Storey Instruction: Frame - Wood Generation: Gase, Fibre Cement Board, Wood Undation: Correcte Perimeter Inovations: Reno. Year: Parking: Open Dist. to School Bus: 1 Title to Land: Freehold Strata Property Disc:: Yes Fileplaces: R.I. Fireplaces: Rain Screen:: Full Property Disc:: Yes Floor Finish: Hardwood, Tile Poor Finish: Hardwood, Tile Poor Finish: Hardwood, Tile Poor Finish: Hardwood, Tile Poor Finish: Storeys in Building:: Property Science Storeys in Building::						P.I.D.: 800	-169-054		c. Utilities?:	No
Services Control: Services Cont				Complex / Subo		Residences		Tour:		
nstruction: Frame - Wood Line Start, Bior Cennent Board, Wood undation: Goncrete Perimeter novations: Goncrete Perimeter novations: Goncrete Perimeter novations: Goncrete Perimeter novations: Goncrete Perimeter Period: Starta Pitter Land: Freehold Strata period: Starta Patio(s) period: Asphalt gal: Lor 1, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT Heriters: Bike Room, In Suite Laundry, Storage te Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby Attress: All Conditioning, CithWsh Dyrr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire Hister Floor (Above): Sofo: Sofor (Above): Sofor (Above): Sofor (Cotal): 1,157 sq. ft. Waite Floor (Nove): Sofor Term(-1yr)Phrt/Lee Alwod?: No Maint Fee: Includes: Garbage Pickup, Gardening, Snow removal Hister Floor: Maint Fee: Includes: Garbage Pickup, Gardening, Snow removal Hister Floor (Above): Short Term (-1yr)Phrt/Lee Alwod?: No Short Term (-1yr)Phrt/Lee Alw				Services Conncto	••			-		wer, Wate
anovations: R. Fireplaces: Reno. Year: Fuerplace Fuel: Metered Water: Yeas for Fireplace: R.I. Fuerplaces: Rain Screen: Fuerplace Fuel: Fuerp	onstruction: terior:	Frame - Wood Glass, Fibre Cement	Board, Wood		Parking: Open Dist. to Public Transit: 2 Title to Land: Freehold Strata					
eplace Fuel: Metered Water: Yes Fitures Rmvd: : Floor Finish: Hardwood, Tile Floor Finish: Floor Finish: Floor Floor Finish: Floor Finish	novations:			Reno. Year:						
ei/Heatrig: Natural Gas, Radiant R.I. Plumbing: itdoor Area: Patio(s) per of Root: Asphalt gal: LOT J, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT menities: Bike Room, In Suite Laundry, Storage stee Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby atures: Air Conditioning, CIth/Wsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire ished Floor (Main): 562 Units in Development: 5 Tot Units in Strata: 5 Locker: Yes shed Floor (Abowe): 595 Exposure: Mgmt. Co's #: nished Floor (Nahwin2): 0 Maint Fee: \$359.17 Council/Park Apprv?: Maint Fee: Maint Fee: Coluce: J1,157 sq. ft. Bylaws Restrictions: No Restrictions meriodical: 1,157 sq. ft. wil/Bort, Ht: 4'0 of Rentals Allowed: sement:Crawi # of Room Si * 3'10 Short Term Carpital: # of Si * 3'10 ain Dimensions ain		: R.I. Fireplaces:		Rain Screen: Full	Fixtures Rmvd					
and the floor floor is applait gal: LOT 1, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT menities: Bike Room, In Suite Laundry, Storage the Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby atures: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire inshed Floor (Main): 552 tished Floor (Main): 555 tished Floor (Abowain): 0 mished Floor (Abowain): 0 mished Floor (Total): 1,157 sq. ft. finished Floor (Total): 1,157 sq. ft. dire: None seement: crawl and Total: 1,157 sq. ft. dire: None sement: crawl and Total: 1 # of Rooms: 6 for Kitchens: 1 # of Rooms: 7 stand Floor Minus Kitchen Minus Minus Kitchen M		Natural Gas, Radian	t		Tixtures Kind.	•				
gai: LOT 1, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT nenities: Bike Room, In Suite Laundry, Storage the Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby atures: Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire Units in Development: 5 Tot Units in Strata: 5 Locker: Yes ished Floor (Main): 562 tished Floor (Above): 595 tished Floor (Above): 0 Mgmt. Co's Mare: Mgmt. Co's #: Mgmt. Co's Mgmt. Mgmt. Co's Mgmt. Mgmt. Co's #					Floor Finish:	Hardwood, Til	e			
nished Floor (Above): 595 Koreys in Building: 2 Mgmt. Co's Name: Mgmt. Co's #: nished Floor (Below): 0 nished Floor (Basement): 0 nished Floor (Total): 1,157 sq. ft. nfinished Floor: 0 and Total: 1,157 sq. ft. nitic: None asement:Crawl asement:Crawl and Total: 1 # of Rooms: 6 Floor Type Dimensions ain Foyer 5'8 x 3'10 ain Kitchen 10'0 x 10'0 ain Kitchen 10'0 x 10'2 ain Kitchen 10'0 x 10'2 Above 4 No bove Bedroom 12'2 x 10'6 x 3 x 3 Above 4 No x 4 x 7 x 8 Sting Broker(s): Macdonald Realty Izan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and moder xury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood w	.gui• -/ •				DISTRICT					
nished Floor (AbvMain2): 0 Mgmt. Co's Name: Mgmt. Co's #: Dished Floor (Below): 0 Nished Floor (Basement): 0 Thished Floor: 0 rand Total: 1,157 sq. ft. finished Floor: 0 rand Total: 1,157 sq. ft. and Total: 1,157 sq. ft. Bylaws Restrictions: No Restrictions assement: Crawl assement: Crawl asin Foyer 5'8 x 3'10 ain Living Room 11'3 x 13'0 ain Dining Room 10'0 x 10'2 ain Dining Room 10'0 x 10'2 ain Broker(s): Macdonald Realty tizan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and moder xury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood w	menities: te Influences:	: Central Location, La Air Conditioning, Clt	Laundry, Stora ne Access, Reci hWsh/Dryr/Fro	ige reation Nearby, Shopp	ing Nearby	ngs, Heat Reco	v. Vent., Mic	rowave, Sect	urity System	n, Smoke
nished Floor (Below): 0 nished Floor (Basement): 0 nished Floor (Total): 1,157 sq. ft. finished Floor: 0 rand Total: 1,157 sq. ft. aite: None seement: Crawl awl/Bsmt. Ht: 4'0 # of Levels: 2 of Kitchens: 1 # of Rooms: 6 bove Primary Bedroom 10'0 x 10'0 ain Dining Room 10'0 x 10'2 ain Foyer S'8 x 3'10 ain Dining Room 10'0 x 10'2 ain Bove (S): Macdonald Realty tizan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and moder xury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought affer 2 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood w	menities: te Influences: atures: nished Floor (: Central Location, La Air Conditioning, Clt Alarm, Sprinkler - Fi (Main): 56	Laundry, Stora ne Access, Reci :hWsh/Dryr/Fro re 2 Units	nge reation Nearby, Shopp dg/Stve/DW, Drapes/V s in Development: 5	ing Nearby	ngs, Heat Reco	Tot Units in	Strata: 5		
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ite: None Restricted Age: # of Pets: Cats: Dogs sement: Crawl # of Levels: 2 Short Term(<1yr)Rnt/Lse Alwd?: No	nenities: e Influences: atures: nished Floor (nished Floor (nished Floor (nished Floor (Central Location, La Air Conditioning, Clt Alarm, Sprinkler - Fi (Main): 56 (Above): 59 (AbvMain2): 6 (Below): 6	Laundry, Stora ne Access, Recr hWsh/Dryr/Fro re 2 Units 5 Expo 0 Mgm 0 Main	nge reation Nearby, Shopp dg/Stve/DW, Drapes/N s in Development: 5 sure: nt. Co's Name: nt Fee: \$359.17	ing Nearby Window Coveri		Tot Units in Storeys in E Mgmt. Co's Council/Parl	Strata: 5 uilding: 2 #:		
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ain Dining Room 10'0 x 10'0 ain Kitchen 10'0 x 10'2 bove Primary Bedroom 13'2 x 10'6 bove Bedroom 12'4 x 10'1 x x x 7 sting Broker(s): Macdonald Realty izan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and moder xury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 le boorplan with large living spaces and bedrooms located on 1 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood w	nenities: te Influences: tatures: nished Floor (nished Floor (ni	Central Location, La Air Conditioning, Clt Alarm, Sprinkler - Fi (Main): 56: (Above): 59: (AbvMain2): 6 (Below): 6 (Basement): 7 (Total): 1,15: or: 1,15: wl 4'0 # of Levels 1 # of Room Type 1	Laundry, Stora ne Access, Recr hWsh/Dryr/Fro re 2 Units 5 Expo 0 Mgm 0 Main 0 7 sq. ft. 0 7 sq. ft. 0 8ylav 7 sq. ft. 0 ss: 2 Shor ns: 6 Shor	reation Nearby, Shopp dg/Stve/DW, Drapes/V s in Development: 5 ssure: nt. Co's Name: nt Fee: \$359.17 it Fee Includes: Garbage ws Restrictions: No Rest ricted Age: '% of Rentals Allowed: t Term(<1yr)Rnt/Lse Alw t Term Lse-Details:	ing Nearby Window Coveri Pickup, Garder trictions	ning, Snow rem	Tot Units in Storeys in E Mgmt. Co's Council/Parl toval # of Pets: Bath	Strata: 5 building: 2 #: < Apprv?:	Lock Cats: # of Pieces	ker: Yes Dogs: Ensuite?
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izan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and moder xury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 le porplan with large living spaces and bedrooms located on 1 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood w	nenities: atures: atures: nished Floor (nished Flo	Central Location, La Air Conditioning, Clt Alarm, Sprinkler - Fi (Main): 56 (Above): 59 (AbvMain2): 6 (Below): 6 (Basement): 7 (Total): 1,15 or: 7 (Total): 1,15 or: 7 (Total): 1,15 (Total): 1,15 (To	Laundry, Stora ne Access, Recr hWsh/Dryr/Fro re 2 Units 5 Expo 0 Mgm 0 Main 0 Main 7 sq. ft. 0 7 sq. ft. 1 1 1 3 sq. 1 3 10 10 10 10 10 10 10 10 10 10 10 10 10	reation Nearby, Shopp dg/Stve/DW, Drapes/V s in Development: 5 ssure: nt. Co's Name: nt Fee: \$359.17 it Fee Includes: Garbage ws Restrictions: No Rest ricted Age: '% of Rentals Allowed: t Term(<1yr)Rnt/Lse Alw t Term Lse-Details:	ing Nearby Window Coveri Pickup, Garder trictions	Dimensions x x x x x x x x x x x x x x x x	Tot Units in Storeys in E Mgmt. Co's Council/Parl toval # of Pets: Bath 1 2 3 4 5 6 7	Strata: 5 suilding: 2 #: < Apprv?: Floor Main Above	Cats: # of Pieces	ker: Yes Dogs: Ensuite? No Yes
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e ability to walk to Cambie/Main Street amenities. This home has an EV capable parking and a secure storage locker. Enjoy the security of the	henities: e Influences: atures: hished Floor (hished Floor (hished Floor (hished Floor (hished Floor (hished Floor (finished Floor (finished Floor (finished Floor (finished Floor (hished Floor (finished Floor (finished Floor (hished Floor (finished Floor (hished Floor	Central Location, La Air Conditioning, Clt Alarm, Sprinkler - Fi (Main): 56: (Above): 599 (AbvMain2): 6 (Below): 0 (Basement): 0 (Total): 1,157 or: 0 (Total): 0 (Total): 1,157 or: 0 (Total): 1,157 or: 0 (Total): 0 (Total): 1,157 or: 0 (Total): 0 (Total): 0 (Total): 1,157 or: 0 (Total): 0	Laundry, Stora ne Access, Recr hWsh/Dryr/Fro 2 Units 5 Expo 0 Mgm 0 Main 0 Main 7 sq. ft. 0 7 sq. ft. 0 7 sq. ft. 0 Dimensions 5'8 x 3'10 11'3 x 13'0 10'0 x 10'2 13'2 x 10'6 12'4 x 10'1 x x	ege reation Nearby, Shopp dg/Stve/DW, Drapes/M s in Development: 5 bosure: It. Co's Name: It Fee: \$359.17 It Fee Includes: Garbage ws Restrictions: No Rest ricted Age: % of Rentals Allowed: t Term (<1yr)Rnt/Lse Alw t Term Lse-Details: Floor Type bouttique 2 & 3 bedrood	ing Nearby Window Coverin Pickup, Garden trictions rd?: No	Dimensions x x x x x x x x x x x x x x x x x x x	Tot Units in Storeys in E Mgmt. Co's Council/Parl ioval # of Pets: Bath 1 2 3 4 5 6 7 8 8	Strata: 5 wilding: 2 #: < Apprv?: Floor Main Above Above Above	Cats: # of Pieces 2 4 4 hitecture an	ker: Yes Dogs: Ensuite? No Yes No d modern

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